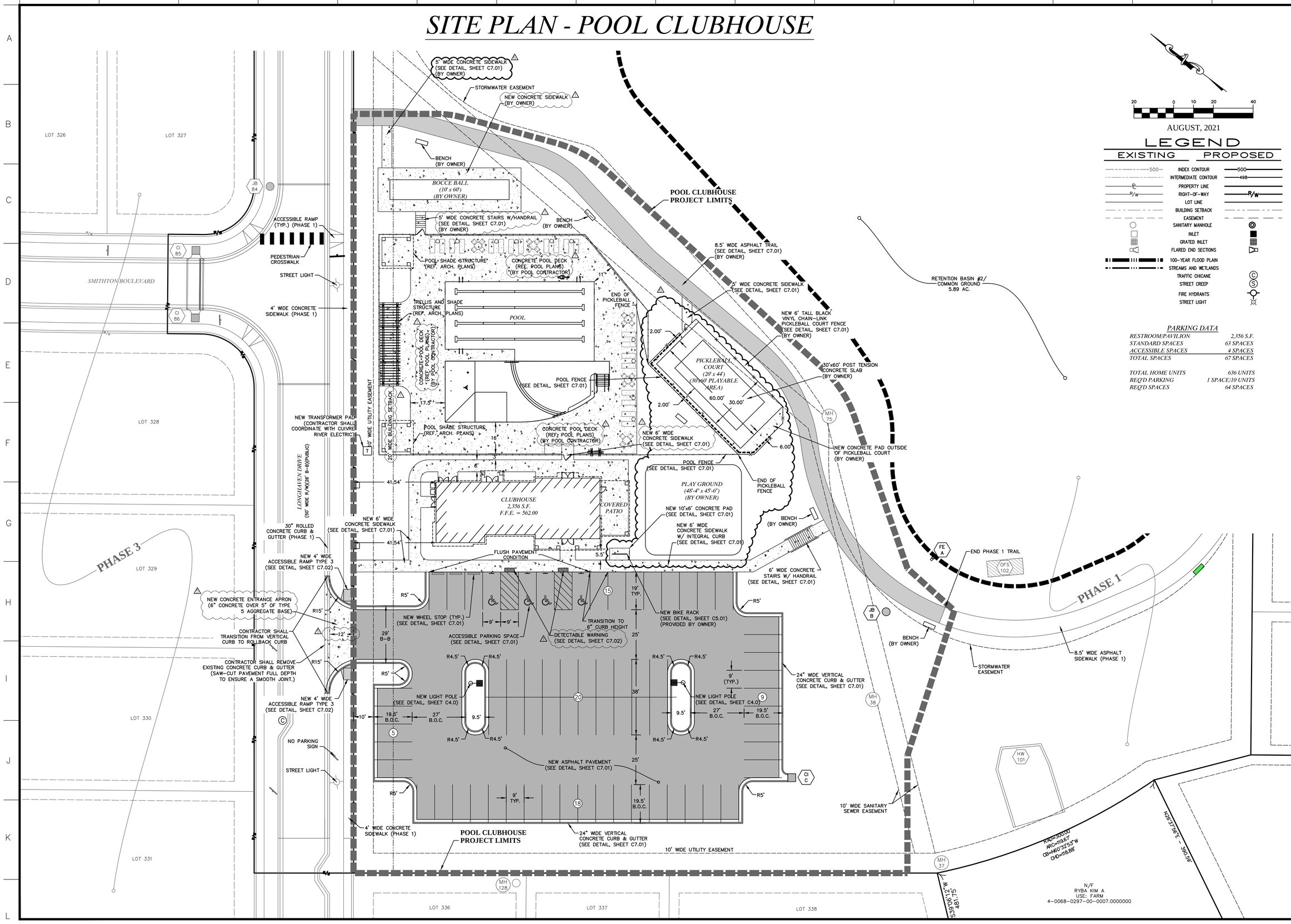
SITE PLAN - POOL CLUBHOUSE



AUGUST, 2021

LEGEND

EXISTING		PROPOSED
500	INDEX CONTOUR	500
	INTERMEDIATE CONTOUR	498
PL	PROPERTY LINE	
R/W	RIGHT-OF-WAY	R/W
	LOT LINE	
	BUILDING SETBACK	
	EASEMENT	
	SANITARY MANHOLE	
	INLET	
	GRATED INLET	
	FLARED END SECTIONS	
	100-YEAR FLOOD PLAIN	
	STREAMS AND WETLANDS	
	TRAFFIC CHICANE	
	STREET CREEP	
	FIRE HYDRANTS	
	STREET LIGHT	

PARKING DATA

RESTROOM/PAVILION	2,356 S.F.
STANDARD SPACES	63 SPACES
ACCESSIBLE SPACES	4 SPACES
TOTAL SPACES	67 SPACES
TOTAL HOME UNITS	636 UNITS
REQ'D PARKING	1 SPACE/10 UNITS
REQ'D SPACES	64 SPACES

636-584-0540 (w.)
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Union, Missouri 63084
OCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Three working days prior to the start of any excavation on this site, contractor shall contact Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of construction being made, these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
TIMOTHY SCHOWE
NUMBER PE-2018000268
4-18-22
PROFESSIONAL ENGINEER

THE STREETS OF CALEDONIA
POOL CLUBHOUSE
O'FALLON, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
08-18-21	△1 CITY COMMENTS/CLARIFICATIONS	JMM	ERR
12-02-21	△2 SITE CHANGE ORDER #2	JMM	ERR
04-18-22	△3 SITE REVISIONS	TES	ERR

DRN. BY: JMM
APPD. BY: ERR
DATE: AUG. 04, 2021
SCALE: 1" = 20'
PROJ. NO: 17-6821
DWG. NO: C2.0

SITE PLAN

DWG NAME: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\Pool & Clubhouse Plans\02_Site Plan - Pool Clubhouse.dwg LAYOUT TAB: POOL CLUBHOUSE SITE PLOTTED ON: Apr 18, 2022 - 8:04am PLOTTED BY: tschowe